



## TOWN OF BLUFFTON HISTORIC PRESERVATION COMMISSION

Theodore D. Washington Municipal Building  
AUDITORIUM

Wednesday, November 2, 2016, 6:00p.m.

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I. CALL TO ORDER

II. ROLL CALL

III. NOTICE REGARDING ADJOURNMENT

The Historic Preservation Commission will not hear new items after 9:30 p.m. unless authorized by a majority vote of the Commission Members present. Items which have not been heard before 9:30 p.m. may be continued to the next regular meeting or a special meeting date as determined by the Commission Members.

IV. NOTICE REGARDING PUBLIC COMMENTS

Every member of the public who is recognized to speak shall address the Chairman and in speaking, avoid disrespect to Commission, Staff, or other members of the Meeting. State your name and address when speaking for the record. **COMMENTS ARE LIMITED TO THREE (3) MINUTES.**

V. ADOPTION OF AGENDA

VI. [ADOPTION OF MINUTES – September 7, 2016](#)

VII. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

VIII. OLD BUSINESS

IX. NEW BUSINESS

1. FOR ACTION

- A. [Certificate of Appropriateness Amendment.](#) A request by Mike Vaccaro, for approval of a Certificate of Appropriateness Amendment to allow for the revision of the design of the single family residence proposed at 3 Blue Crab Street in the Tabby Roads Development in the Old Town Bluffton Historic District and zoned Neighborhood General-HD (COFA-5-16-9658).
- B. [Removal of Contributing Structure.](#) A request by Roberts Vaux, with Vaux Marscher Berglind, PA. A request for the subject property, which is identified by Beaufort County Tax Map Number R610 039 00A 0099 0000 at 71 Calhoun Street and zoned as Neighborhood Center-HD, for a recommendation to remove the structure at 71 Calhoun Street, formally known as Eggs 'N' Tricities from the 2008 Historic Resources Survey as a Contributing Structure. The recommendation will be forwarded to Town Council.

- C. Certificate of Appropriateness. A request by Kevin Grenier of KRA, Inc. on behalf of Landmark 2 Developers, LLC, for approval of a Certificate of Appropriateness-HD to allow the construction of a new 3 story boutique inn (hotel) of approximately 7,670 SF on the currently undeveloped lot located at 1321 May River Road (Lot 1) in the Calhoun Street Promenade development in the in the Old Town Bluffton Historic District, and zoned Neighborhood Core-HD (COFA-08-16-10035).
- D. Certificate of Appropriateness. A request by Tyler Melnick, for approval of a Certificate of Appropriateness-HD to allow the construction of a Carriage House of approximately 880 SF on the currently developed single family residential lot located at 12 Lawrence Street in the Old Town Bluffton Historic District, and zoned Neighborhood General-HD (COFA-08-16-9995).
- E. Adoption of 2017 Historic Preservation Commission Meeting Dates.

X. DISCUSSION

XI. ADJOURNMENT

**NEXT MEETING DATE – Wednesday, December 7, 2016**

*FOIA COMPLIANCE – Public notification of this meeting has been published and posted in compliance with the Freedom of Information Act and Town of Bluffton.*